

REPORTS OF COMMITTEES

1. Committee of the Whole – May 18, 2017

3. Rezoning Application No. 00536 & Development Permit Application No. 000485 for 1745 Rockland Avenue (Rockland)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto:

Rezoning Application No. 00536 for 1745 Rockland Avenue

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00536 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit Application No. 000485 for 1745 Rockland Avenue

That Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. LAND USE MATTERS

4.1 Rezoning Application No. 00536 & Development Permit Application No. 000485 for 1745 Rockland Avenue (Rockland)

Committee received reports dated May 5, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct three single family dwellings on a panhandle lot.

Motion:

It was moved by Councillor Madoff, seconded by Councillor Young:

Rezoning Application No. 00536 for 1745 Rockland Avenue

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00536 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit Application No. 000485 for 1745 Rockland Avenue

That Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- Concerns about the covenant restricting secondary suites or garden suites on site and the housing issues in the City.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of May 18, 2017

To: Committee of the Whole **Date:** May 5, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00536 for 1745 Rockland Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00536 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for a portion of the property located at 1745 Rockland Avenue. The proposal is to rezone from the R1-A Zone: Rockland Single Family Dwelling District and the R1-B Zone: Single Family Dwelling District to a site specific zone in order to allow for the construction of three single family dwellings as strata units in a building strata on one panhandle lot. The following points were considered in assessing this application:

- the property is designated as Traditional Residential in the *Official Community Plan 2012* (OCP). The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with estate character.
- the proposal is consistent with the *Rockland Neighbourhood Plan 1987*, which encourages the retention of landscape, street features and estate character ensuring new development is complimentary to nearby heritage sites.
- a Development Permit was approved by Council on October 27, 2016 to allow subdivision of the property to retain the existing heritage designated house on a

separate lot (1815.50m²) with access from Rockland Avenue and create a large panhandle lot (3079.60m²) with access from Richmond Avenue.

- the majority of the site is under the R1-A Zone, which requires a minimum site area of 850m² per single family dwelling unit on a panhandle lot. The proposal is to allow for 907.47m² per self-contained dwelling unit, excluding the panhandle access.
- the maximum floor area under the panhandle regulations for property zoned R1-A is 280m². The proposal is to allow for three buildings with a combined floor area of 834.04m², therefore a rezoning is required.
- the proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, are in keeping with neighbouring properties and the maintenance of privacy.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone a portion of the 1745 Rockland Avenue from the R1-A Zone: Rockland Single Family Dwelling District and the R1-B Zone: Single Family Dwelling District to a site specific zone to allow for the construction of three single family dwellings as strata units in a building strata on a panhandle lot. The three single family dwellings have the following characteristics:

- siting that maintains existing mature trees
- height, setbacks and site coverage that are consistent with the panhandle regulations under Schedule H of the Zoning Bylaw
- frontage on an internal private lane with access from Richmond Avenue

Differences from the R1-A Zone, Rockland Single Family Dwelling District that would be accommodated in the new zone include:

- a minimum site area of 2720m² (excluding shared access lane)
- a maximum of three buildings other than accessory buildings on a panhandle lot
- a maximum combined floor area of 835.00m² on a panhandle lot
- a maximum combined floor area of 280m² per dwelling unit

Affordable Housing Impacts

The applicant proposes the creation of three new residential units which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated March 24, 2017 the siting of the buildings respects the site's topography and allows for retention of the many mature trees on or near the site.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The surrounding low-density residential area has ground-oriented housing forms and the immediately adjacent land uses are single family dwellings. The existing house at 1745 Rockland is heritage designated. The neighbouring property at 1737 Rockland on the heritage registry.

Existing Site Development and Development Potential

Under the current R1-A and R1-B zoning the site could be developed with a single family dwelling with a secondary suite or garden suite. Alternatively, subject to Council approval of a Development Permit under DPA 15B, Intensive Residential - Panhandle Lot, the large panhandle lot could be subdivided into bare land strata lots, each with a minimum area of 850m². Each bare land strata lot could be developed as a single family dwelling with a secondary suite or garden suite

Data Table

The following data table compares the proposal with the R1-A Zone and the panhandle lot regulations under Schedule H of the Zoning Bylaw. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-A Panhandle
Site area (m ²) - minimum	2722.40 (907.47 per dwelling unit)	850.00
Number of single family dwelling units per lot - maximum	3*	1
Combined floor area (m ²) - maximum	277.40 (Building 1) 277.80 (Building 2) 278.84 (Building 3) 834.04 (Total)*	280.00
Lot width (m) - minimum	58.22	24.00
Height (m) - maximum	5.00	5.00
Storeys - maximum	1	1
Site coverage % - maximum	24.97	25.00
Open site space % - minimum	55.21	N/A
Setbacks (m) – minimum:		
Front (east)	5.52 (Building 2 - non-habitable window) 7.84 (Building 2 – habitable window)	4.00 – non-habitable window 7.5 - habitable window
Rear (west)	4.14 (Building 3 – non-habitable window) 7.51 (Building 2 – habitable window)	

Zoning Criteria	Proposal	Zone Standard R1-A Panhandle
Side (south)	5.06 (Building 3 – non-habitable window) 7.60 (Building 3, habitable window)	4.00 – non-habitable window 7.5 - habitable window
Side (north)	7.77 (Buildings 1 and 2, habitable window) 3.81 (between buildings 1 and 2)	
Building Separation	14.20 (between buildings 1/2 and building 3)	N/A
Parking - minimum	2 per dwelling unit	1 per dwelling unit

Note: Site area excludes the private access lane (357.2m²)

Relevant History

An application to rezone the subject property to a new site specific zone to allow for construction of 4 single family dwellings was declined by Council at a Public Hearing on December 10, 2015.

On October 27, 2016, Council approved Development Permit No. 00478 to allow subdivision of the property to retain the existing heritage designated house on a separate lot (1815.50m²) with access from Rockland Avenue and create a large panhandle lot (3079.60m²) with access from Richmond Avenue. The subdivision has received preliminary approval and the future panhandle lot is currently undeveloped. This Rezoning Application applies to the future panhandle lot.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Rockland Neighbourhood Association CALUC at a Community Meeting held on November 3, 2016. A letter dated November 14, 2016 is attached to this report.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and regulations.

Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential, which envisions ground oriented housing of up to two storeys. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and heritage conservation through residential infill that is sensitive to context and innovative in design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, through sensitive infill that retains open and green space and overall estate character. This proposal is consistent with these OCP policies.

Local Area Plans

Aligned with the OCP, the *Rockland Neighborhood Plan, 1987* also has policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. The proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, is consistent with these policies.

Regulatory Considerations

The panhandle lot regulations under Schedule H for the R1-A zone establish a minimum lot area of 850m². Although the proposed average of 907.7m² of site area per single family dwelling exceeds the minimum lot area requirement, the combined floor area of all three buildings (834.4m²) exceeds the maximum of 280m² specified in the panhandle regulations. The increased floor area is supportable because the siting of the new single family dwellings respects the setback, site coverage and height requirements for panhandle development, and largely maintains the existing estate character.

Tree Preservation Bylaw

A number of mature trees, many of which are Bylaw protected, are located on the site. The proposed buildings have been sited and designed to retain the majority of the trees. The applicant has provided an arborist report that provides further details on measures to mitigate the impact on the trees. Tree preservation would further contribute to maintaining the estate character in balance with the accommodation of new infill single family dwellings.

CONCLUSIONS

The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character. The proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, is in keeping with neighbouring properties and the maintenance of privacy. Staff recommend to the Committee that Council consider advancing the Rezoning Application to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00536 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

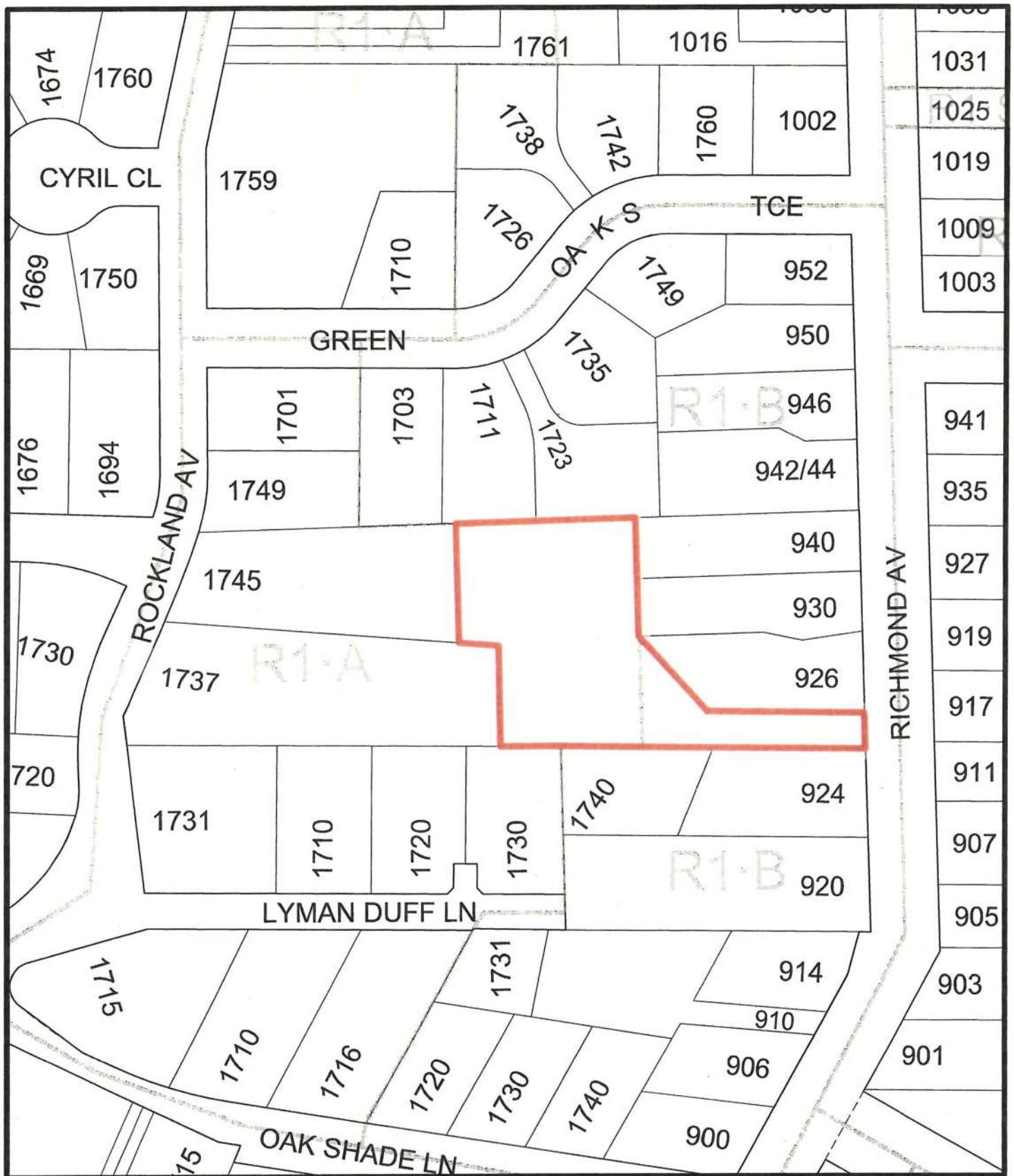
Report accepted and recommended by the City Manager:



Date: May 11, 2017

List of Attachments

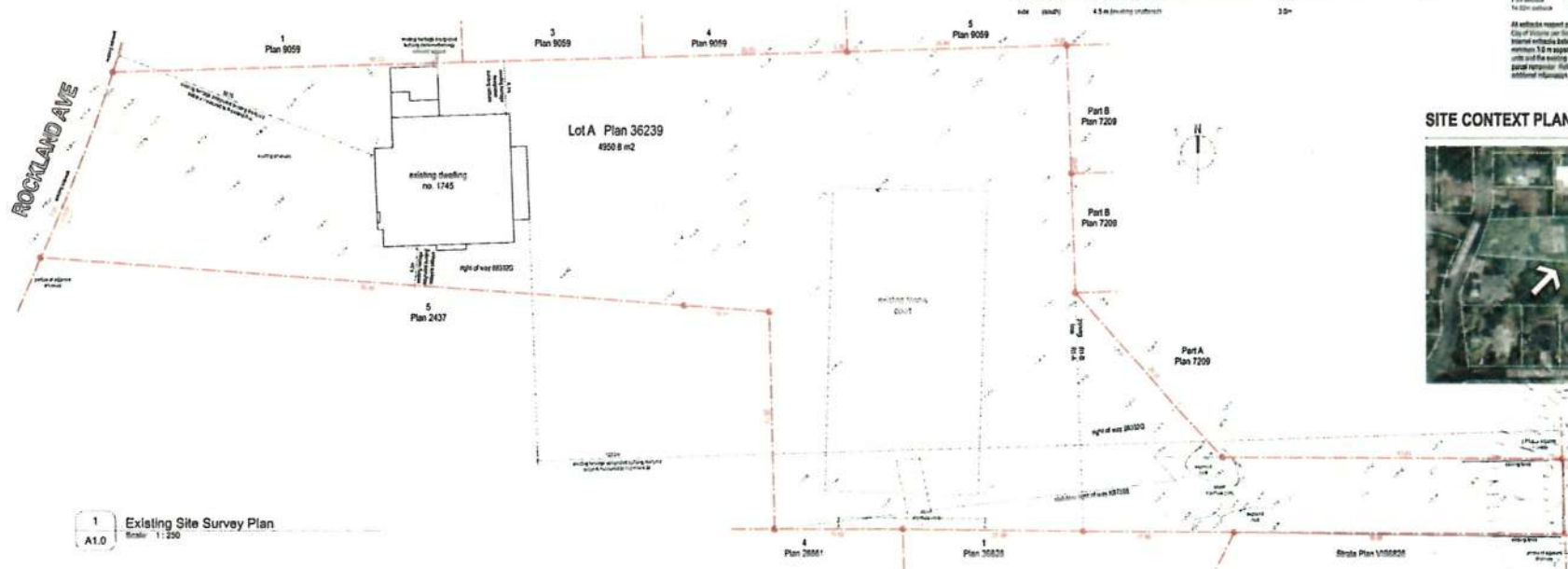
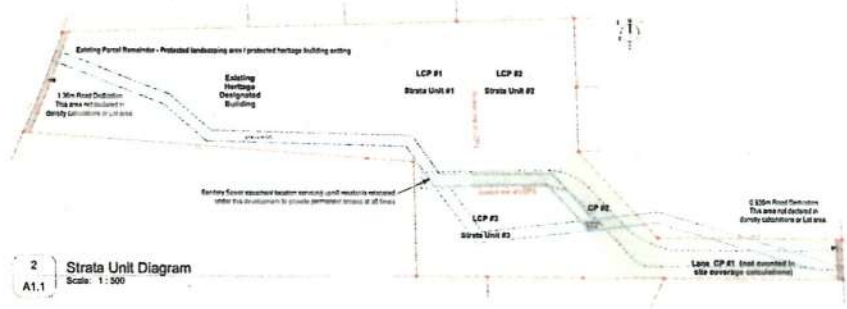
- Subject Map
- Aerial Map
- Plans date stamped March 24, 2017
- Letter from applicant to Mayor and Council dated March 23, 2017
- Community Association Land Use Committee Comments dated November 14, 2016
- Arborist Report dated January 26, 2017



1745 Rockland Avenue
Rezoning No.00536







LEGAL DATA

CLIENT
Perry Street Developments
c/o Richmond Properties Ltd
180 - 4258 West Beach Rd - V5E 2E8

SURVEY AUTHORITY
Based on legal survey by Glen Michael Land Surveying Inc. (No. 15-04573) for: (a)

LEGAL ADDRESS
Lot A, Section 16, Western District, Plan N078

PROJECT DATA - EXISTING PARCEL REMAINDER

EXISTING PARCEL REMAINDER	CURRENT ZONING
ZONING	RI-A
site area (m2)	1515.5 m2 (includes 1.38 m road dedication at Rockland Ave)
site coverage %	15.15 % (273 m2)
site width (m)	29.73 m
open site space % (unimproved)	69.76 % (1053.8 m2)
total floor area (m2)	4,448.83 m2 (existing unimproved lot area of 45.1 ft. from previous development)
floor space ratio	729.1
height of building (m)	existing unimproved
number of stories	2-10 stories (existing unimproved)
parking stalls on site	44 stalls per Schedule C, 1 space per dwelling unit
REMARKS	
front (width)	20.58 m (existing measured to 1.38 m road dedication)
rear (width)	18.0 m (proposed)
side (width)	7.5 m or 25% of lot depth (whichever is greater)
side (depth)	0.3 m (existing unimproved)
side (depth)	4.5 m (existing unimproved)

PROJECT DATA - PROPOSED LOT

PROPOSED PROJECT - Current zone	CURRENT or REFERENCED ZONING
ZONING	RI-A
site area (m2)	2022.4 m2 (includes lot area & 6.83 m road dedication at Rockland Ave, with 3 m easement) 207.47 m2 per strata unit 4550.8 m2 former lot A area + 1429.1 m2 per dwelling
site coverage %	24.87 % (507.76 m2), includes lot area
lot width (m)	34.22 m
open site space % (unimproved)	34.21 % (1502.65 m2), includes lot area from Lot Diagram, area of 2
total floor area (m2)	277.45 m2 Unit 1 City Defined Proposed Area - All 277.85 m2 Unit 2 Same unimproved lot area of 45.1 ft. 273.89 m2 Unit 3 18.0 m2 deduction for parking
height of building (m)	max. 5.0 m
number of stories	max. 1 story
parking stalls on site	2 spaces per dwelling unit max. 8 spaces provided
berth parking	nil

SETBACKS	
front	7.75 m setback window of habitable room Unit 1 7.75 m setback window of habitable room Unit 2
side	5.0 m setback window of habitable room Unit 1 5.0 m setback window of habitable room Unit 2
rear	5.0 m setback window of habitable room Unit 1 5.0 m setback window of habitable room Unit 2
side	5.0 m setback window of habitable room Unit 1 5.0 m setback window of habitable room Unit 2
side	5.0 m setback window of habitable room Unit 1 5.0 m setback window of habitable room Unit 2

SITE CONTEXT PLAN



Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division

1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

Hillier

Project Data, Site Survey & Strata Unit Plan
R2 A1.1

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MAR 24 2017

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Development Services Division

EXISTING PARCEL REMAINDER

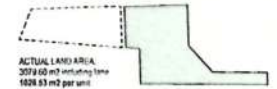
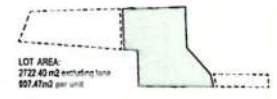
PROPOSED NEW LOT
for existing northern house
R1-A



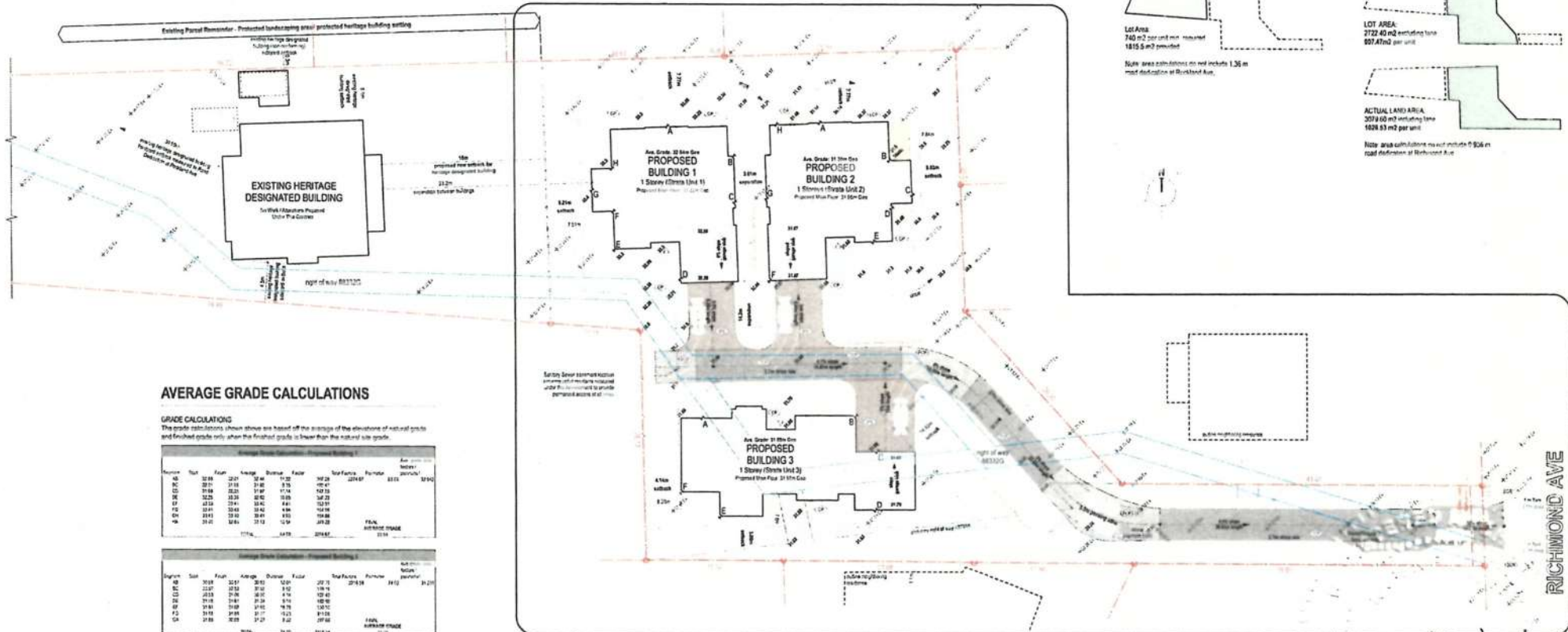
Note: area calculations do not include 1.35 m road dedication at Rockland Ave.

NEW LOT

PROPOSED NEW LOT
for 1 new villa unit



Note: area calculations do not include 0.926 m road dedication at Rockland Ave.



AVERAGE GRADE CALCULATIONS

GRADE CALCULATIONS

The grade calculations shown above are based on the average of the elevations of natural grade and finished grade only when the finished grade is lower than the natural site grade.

Station	Spot	From	Average	Distance	To	Total Footage	Footage	Area	Volume
10	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
20	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
30	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
40	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
50	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
60	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
70	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
80	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
90	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
100	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
TOTAL						10.00	10.00	10.00	0.00

Station	Spot	From	Average	Distance	To	Total Footage	Footage	Area	Volume
10	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
20	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
30	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
40	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
50	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
60	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
70	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
80	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
90	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
100	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
TOTAL						10.00	10.00	10.00	0.00

Station	Spot	From	Average	Distance	To	Total Footage	Footage	Area	Volume
10	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
20	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
30	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
40	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
50	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
60	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
70	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
80	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
90	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
100	10.00	10.00	10.00	1.00	10.00	1.00	1.00	1.00	0.00
TOTAL						10.00	10.00	10.00	0.00

1 Site Plan
A1.2 Scale: 1:200

note: see drawing 1-A1.3 for proposed landscaping

1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

Hillel



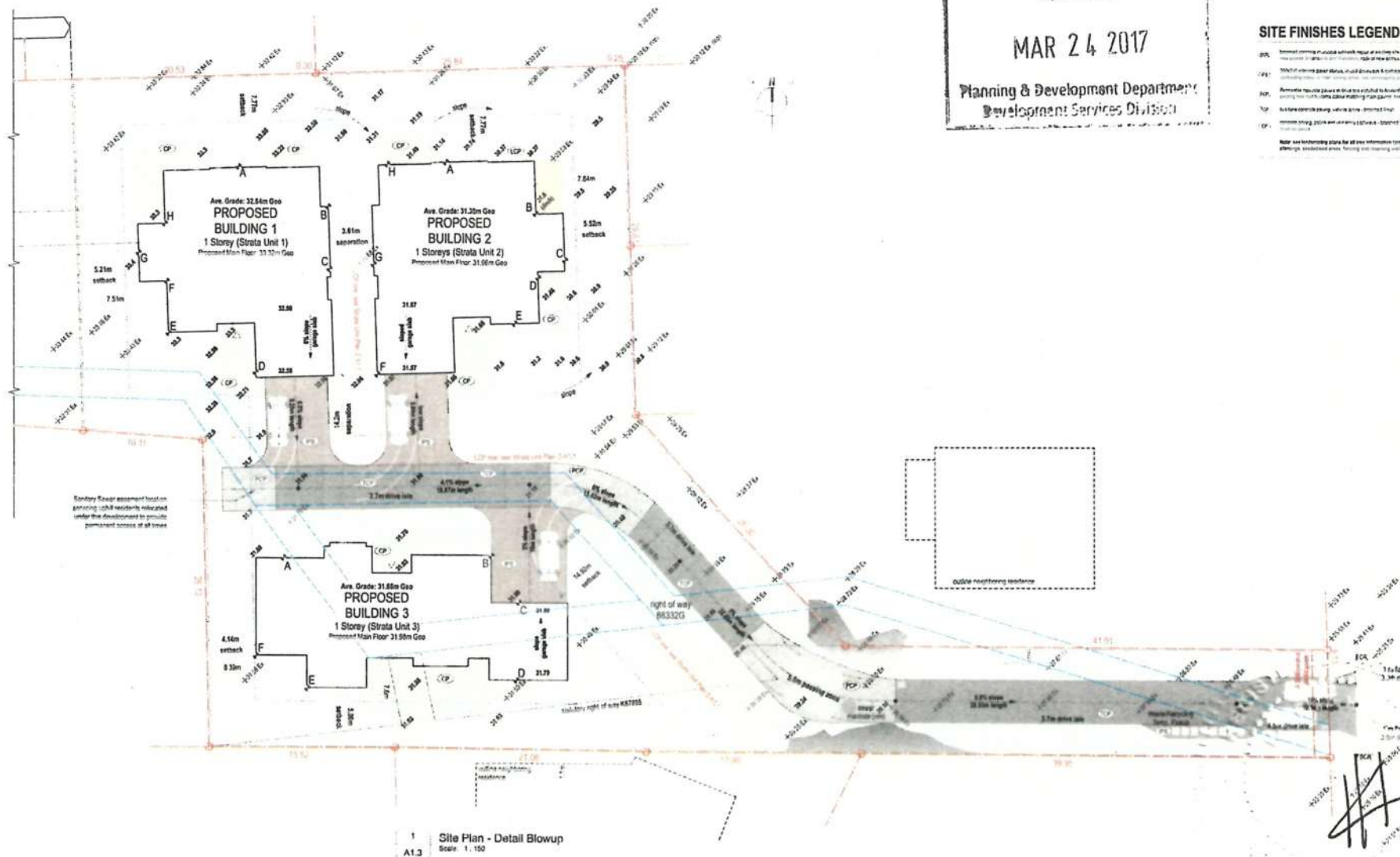
Site Plan & Average
Grade Calculation
R2 A1.2

MAR 24 2017

SITE FINISHES LEGEND

- **20%** Internet e-mailing, multiple network support, an average of 10 e-mails a day – more users than a mainframe or miniframe and a reduction in the size of new projects
- **10%** Shift of software program status, and development to customer – reduced system size, controlling risks in real time, saving time and money, going up to market
- **10%** Remote support, going to a client to install or debug a program, saving the cost of a trip or saving time by doing things during the night, less time in the office
- **10%** As-to-line clients, saving software costs – demand drops
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- **10%** As-to-line clients, saving software costs – demand drops

Note: see landing page for all tax information (prepaid & reported), premium payments, scheduled gross, foreign and insurance costs.



1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

Hillel

Site Plan Detail Blowup

A13



1: Street Access - From Richmond St.



2: Street Access - To Richmond St.



3: Street Access - Rockland Ave.



4: Tennis Court - Facing North East



5: Tennis Court - Facing North West



6: Tennis Court - Facing South East



7: Tennis Court - Facing South West



Site Photo Reference Plan
Scale 1:500
A1.4

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1745 Rockland Avenue Victoria BC

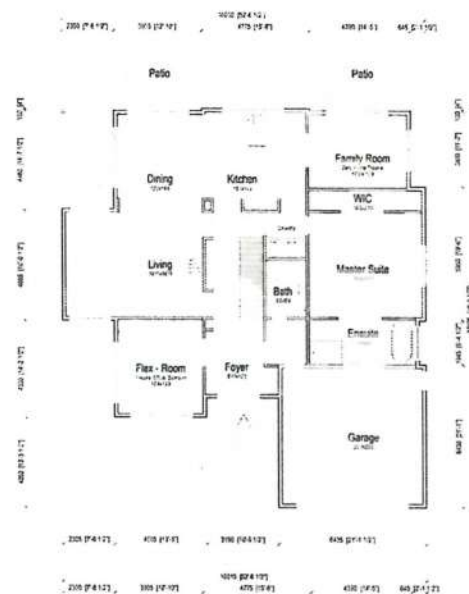
Redevelopment Diagrams



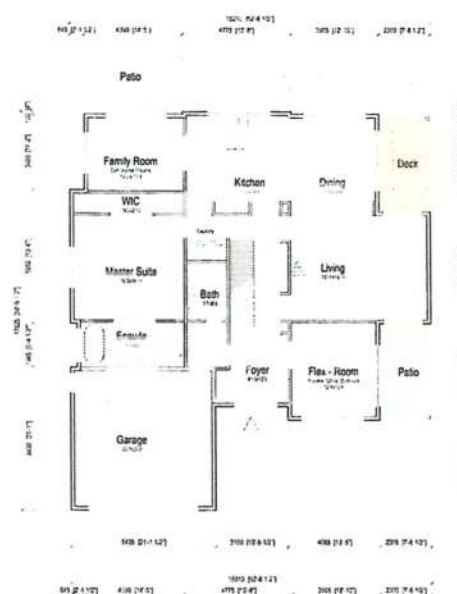
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Development Services Division



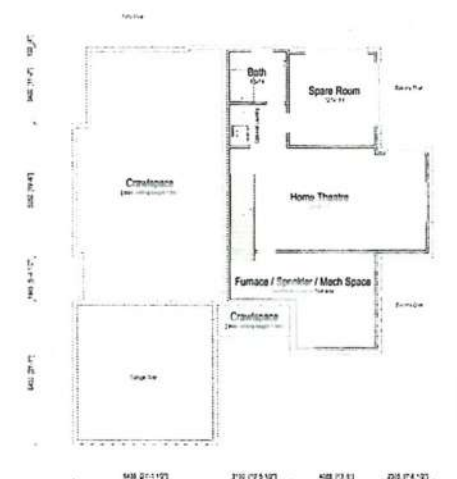
1 Unit 1 - Main Floor Plan
Scale: 1:100
A2.1



3 Unit 2 - Main Floor Plan
Scale: 1:100
A2.1



2 Unit 1 - Basement Floor Plan
Scale: 1:100
A2.1



4 Unit 2 - Basement Floor Plan
Scale: 1:100
A2.1

1745 Rockland Avenue Victoria BC

Redevelopment Diagrams



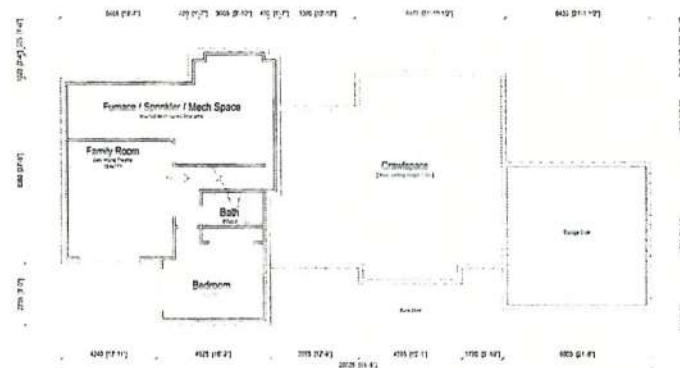
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1 Unit 3 - Main Floor Plan
A2.2 Scale: 1:100



2 Unit 3 - Basement Floor Plan
A2.2 Scale: 1:100

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Redevelopment Diagrams

Hillel



Unit 3 - Floor Plans
R2 A2.2

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B-2 ELEVATION FINISH LEGEND

Lot of finishes typical of all elevations:

- 01 Prefinished metal finishes - Graphite colour
- 02 Built-up, painted fine wood finishes - Primer - 600 "White" CC-542
- 03 Asphalt shingle roofing (steep roof only). Treated for leaks to be 2x4 (see memo)
- 04 15/25 T&G cedar soffit (steep roof) - rough sawn frame visible - same treatment as based plan finish
a) 600 "Natural Cedar" (see memo)
b) Natural cedar colour
- 05 Smooth face cementitious wood composite soffit (roof prep only) - use prefinished metal veneer strips - Painted - Graphite colour
- 06 Cement based stucco - smooth raised finish - Clean white colour
- 07 15/25 T&G cedar siding - square face cut - rough sawn frame visible - same treatment as based plan finish
a) 600 "Natural Cedar" (see memo)
b) Natural cedar colour
- 08 Natural stone veneer
- 09 Exposed architectural concrete elements - Painted - Graphite colour
- 10 Black frameless windows and glass door units
- 11 Edge grain wood entry door and glass panels - same treatment as based plan finish
a) 600 "Natural Cedar" (see memo)
b) Natural cedar colour
- 12 Edge grain wood main floor garage door (steep roof) - same treatment as based plan finish
a) 600 "Natural Cedar" (see memo)
b) Natural cedar colour
- 13 Rough knock down timber roof trusses - same treatment as based plan finish
a) 600 "Natural Cedar" (see memo)
b) Natural cedar colour
- 14 Side-mounted frameless tempered glass ramps custom size material - see not contained glass panels and stairs steel bottoms
- 15 Building mounted down lighting & feature lighting
- 16 Raised unit numbering & letter box - Stainless steel



1 Unit 1 - Front Elevation [South]
Scale: 1:100
A3.1



2 Unit 1 - Side Elevation [East]
Scale: 1:100
A3.1

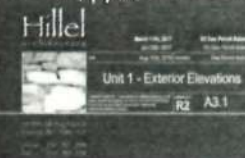


3 Unit 1 - Rear Elevation [North]
Scale: 1:100
A3.1



4 Unit 1 - Side Elevation [West]
Scale: 1:100
A3.1

1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



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MAR 24 2017

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Development Services Division

ELEVATION FINISH LEGEND

Log of finishes typical of all elevations.

- 01 - Prefinished metal finishes - Graphite colour
- 02 - Built-up, embedded form egg finish - Painted - BV "White" CC-542
- 03 - Asphalt shingle roofing (steep roof only). Asphalt flat roofs to be 3-ply, bit membrane
- 04 - 1540 T&G cedar siding (rough face) rough sawn stone veneer (same treatment as listed above)
 - a. 1540 Adjunct "Cordovan Brown"
 - b. Natural cedar colour
- 05 - Smooth face cementitious wood concrete (split face) rough sawn stone veneer (same treatment as listed above)
 - a. Painted - Graphite colour
 - b. Natural cedar colour
- 06 - Cement board stone - smooth impact finish - Clean white colour
- 07 - 1540 T&G cedar siding (rough face) rough sawn stone veneer (same treatment as listed above)
 - a. 1540 Adjunct "Cordovan Brown"
 - b. Natural cedar colour
- 08 - Natural stone veneer
- 09 - Prefinished architectural concrete elements - Painted - Graphite colour
- 10 - Bare fireplace window and patio door units
- 11 - Edge grain, wood veneer door and patio door units (same treatment as listed above)
 - a. 1540 Adjunct "Cordovan Brown"
 - b. Natural cedar colour
- 12 - Edge grain, wood veneer door and patio door units (same treatment as listed above)
 - a. 1540 Adjunct "Cordovan Brown"
 - b. Natural cedar colour
- 13 - Rough sawn heavy timber wood siding (horizontal) rough sawn stone veneer (same treatment as listed above)
 - a. 1540 Adjunct "Cordovan Brown"
 - b. Natural cedar colour
- 14 - Side mounted horizontal tempered glass railing system (see notes) (see notes) tempered glass panels and stainless steel fasteners
- 15 - Building mounted down lighting & feature lighting
- 16 - Recessed unit mounting & down cone - Stainless steel



1 Unit 2 - Front Elevation (South)
Scale: 1:100
A3.2



3 Unit 2 - Rear Elevation (North)
Scale: 1:100
A3.2



2 Unit 2 - Side Elevation (East)
Scale: 1:100
A3.2



4 Unit 2 - Side Elevation (West)
Scale: 1:100
A3.2

1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



MAR 24 2017

Planning & Development Department
ELEVATION FINISH LEGEND

01. **Polished metal finishes** - *Chrome color*
02. **Backlit** - *emitted from internal fixtures - Painted - BM "Nobles" CG-542*
03. **Alphabet signage** - *making individual letters only - limited font sizes to be 3-5 inch maximum*
04. **1960s T&E cedar siding** - *rough sawn shims for vertical - some replacement of board ends finish*
 a. BM "American" "Postmodern Beams"
 b. **Natural cedar color**
05. **Smooth face composite** - *used composite for wall panels - use only after professional mold consultation only - Painted - Grayscale color*
06. **Painted board shims** - *smooth finish floor - Floor white color*
07. **1960s T&E cedar siding** - *square face flat - smooth finish face visible - some replacement of board ends finish*
 a. BM "American" "Postmodern Beams"
 b. **Natural cedar color**
08. **Natural stone veneer**
09. **Embossed architectural concrete elements** - *Painted - Grayscale color*
10. **Black Plexiglas sliding and polycarbonate units**
11. **Edge gun, wood entry** - *into the glass panels - some replacement of board ends finish*
 a. BM "American" "Postmodern Beams"
 b. **Natural cedar color**
12. **Edge gun, wood on metal supports** - *into the glass panels - some replacement of board ends finish*
 a. BM "American" "Postmodern Beams"
 b. **Natural cedar color**
13. **Rough sawn heavy timber wood truss** - *horizontal beams entry from the horizontal glass panels - some replacement of board ends finish*
 a. BM "American" "Postmodern Beams"
 b. **Natural cedar color**
14. **Side mounted fluorescent lighting** - *on entry system for natural wood truss*
15. **Painted wood panel** - *lighting - feature lighting*
16. **Recessed wood panel** - *letter box - stainless steel*



Unit 3 - Front Elevation [North]
Scale: 1 : 100



2 Unit 3 - Side Elevation [West]
A33 Scale: 1 : 100



Unit 3 - Rear Elevation (South)
Scale: 1 = 100



4 Unit 3 - Side Elevation [East]
A3.3 Scale: 1/4" = 1'-0"

1745 Rockland Avenue Victoria BC

Redevelopment Diagrams

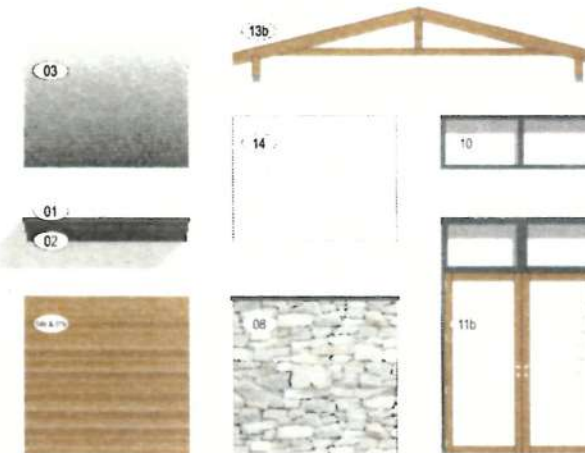
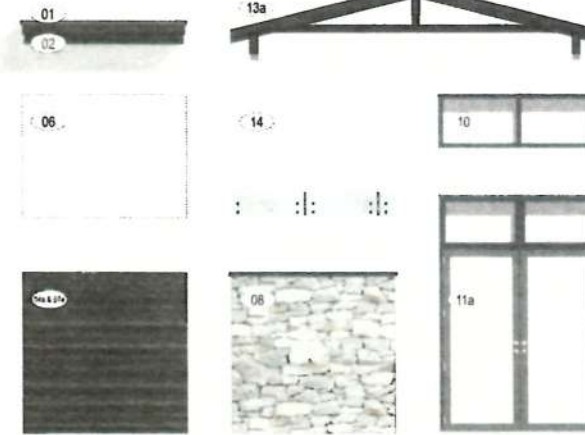
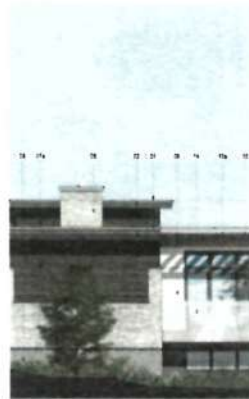
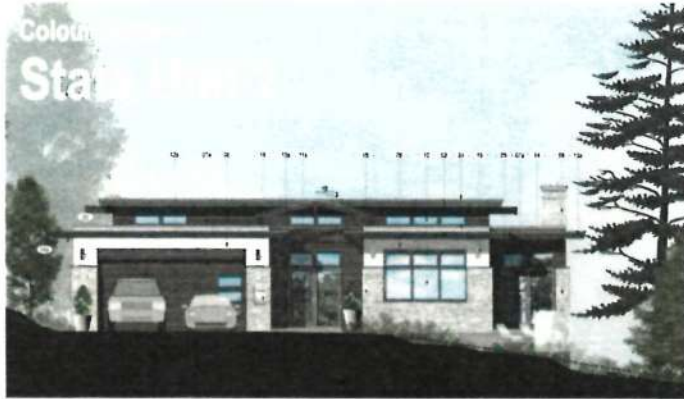
Unit 3 - Exterior Elevations

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division

Colour And Materials Palette



- 01. Blackened metal framing - Graphite color
- 02. Blackened metal face wood fascia - Painted - BM "Black" CG-042
- 03. Asphalt shingle roofing (steep roof only) - Asphalt roof - 30 year life expectancy
- 04. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 05. Smooth face cementitious board exterior walls (steep roof only) - White - Graphite color
- 06. Cement based stone - smooth finish - Dark white color
- 07. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 08. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 09. Blackened metal framing - Graphite color
- 10. Blackened metal face wood fascia - Painted - BM "Black" CG-042
- 11. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 12. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 13. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 14. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 15. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color
- 16. Multi T&G cedar roof (steep roof only) - Rough grain square face visible - same dimension as base roof - a. BM "Natural Cedar" (Cedarwood Brown) b. Natural cedar color

1745 Rockland Avenue Victoria BC

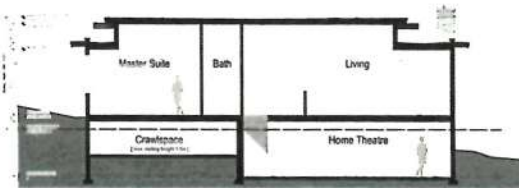
Redevelopment Diagrams



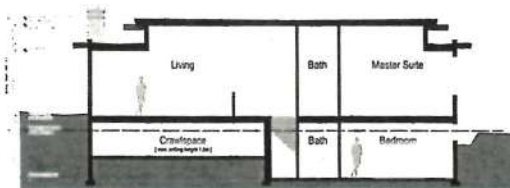
Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division



1 Unit 1 - Building Section
A4.1 Scale: 1:100



2 Unit 2 - Building Section
A4.1 Scale: 1:100



3 Unit 3 - Building Section
A4.1 Scale: 1:100



4 Interior Site Section
A4.1 Scale: 1:200

1745 Rockland Avenue Victoria BC

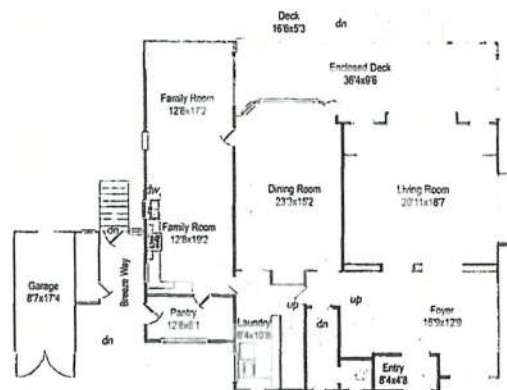
Redevelopment Diagrams

Hillel



Building Sections &
Interior Site Sections
R2 A4.1

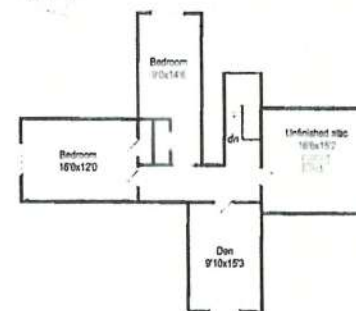
Received
City of Victoria
MAR 24 2017
Planning & Development Department
Development Services Division



1 Main Floor Plan (by others)
Scale: 1:100
A5.1



2 Upper Floor Plan (by others)
Scale: 1:100
A5.1



3 Attic Floor Plan (by others)
Scale: 1:100
A5.1



Heritage Register
Rowland
1745 Rockland Avenue
Ashcroft
Built 1901
Heritage-Designated 2010
For: Lyman & Elizabeth Duff
Architect: Francis Hanson Architects

BUILDING AREAS	[by others]		TOTAL SQ FT
	EXISTING SQ FT	ADDITIONAL SQ FT	
Main Floor	2218	0	2218
Upper Floor	1918	0	1918
Attic	796	202	1098
Total	4932	202	5134
Garage	0	213	213
Deck	0	800	800

Note: Floor areas prepared by "The Measurement" Ltd. in 2013. Measure June 13, 2011.
For additional information, please contact the City of Victoria Planning Department.



1. Existing Street Access - Rockland Avenue



2.



1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

Hillel
ARCHITECTS
March 15, 2017
1745 Rockland Avenue
Existing Heritage Residence
R2 A5.1

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City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division



Handwritten signature or initials.

1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

Hillel



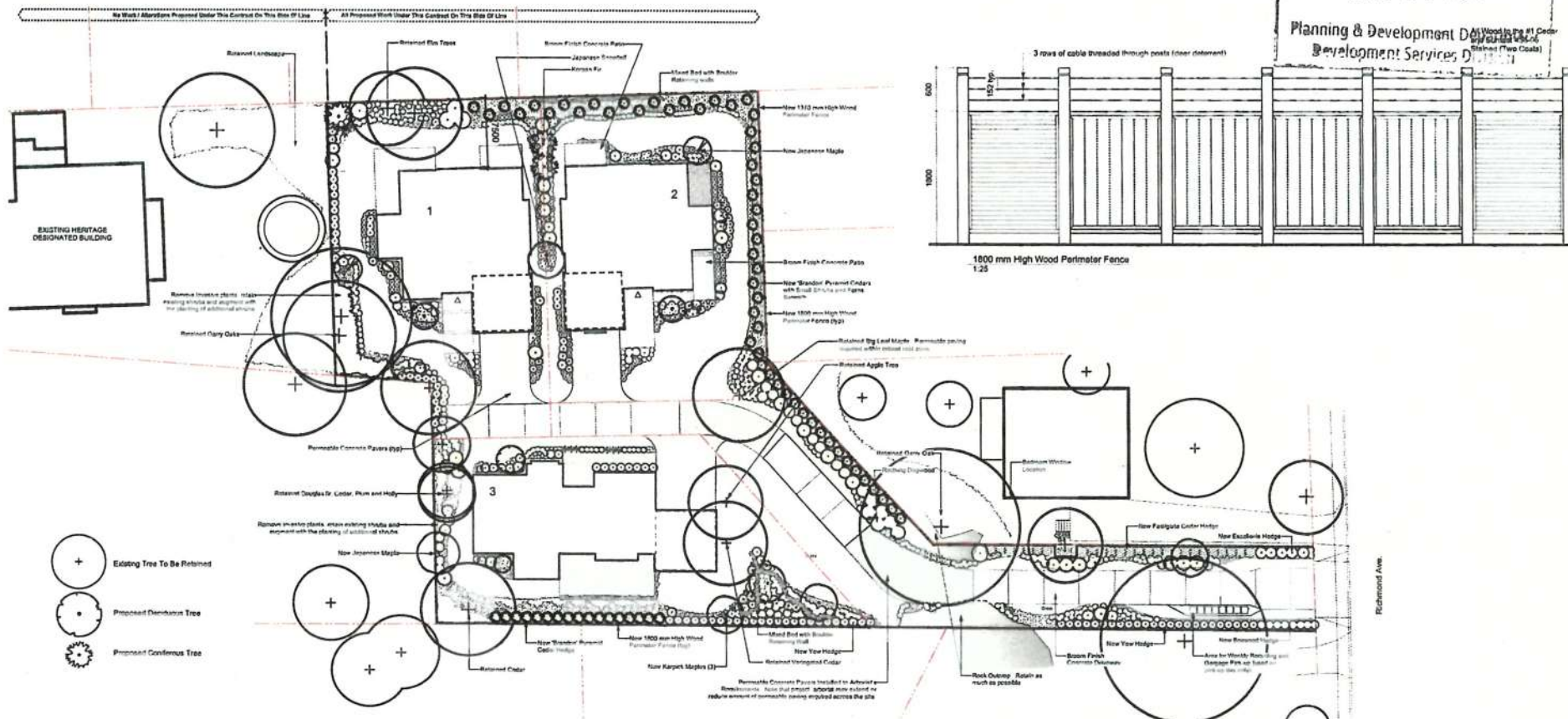
Existing Heritage Residence

R2 A52

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City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division



Recommended Nursery Stock

Trees

Total 85

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Western Fir	1.75 m H
<i>Acer palmatum 'Nipponense'</i>	Red Leaf Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	2.5 m H
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal / 810 pot
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal

Large Shrubs

Total 118

Botanical Name	Common Name	Size
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal
<i>Camellia japonica</i>	Camellia	40m cal

Medium Shrubs

Total 189

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Western Fir	1.75 m H
<i>Acer palmatum 'Nipponense'</i>	Red Leaf Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	2.5 m H
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal / 810 pot
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal

Small Shrubs

Total 613

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Western Fir	1.75 m H
<i>Acer palmatum 'Nipponense'</i>	Red Leaf Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	2.5 m H
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal / 810 pot
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal

Groundcovers

Total 213

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Western Fir	1.75 m H
<i>Acer palmatum 'Nipponense'</i>	Red Leaf Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	2.5 m H
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal / 810 pot
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal

Perennials, Annuals and Ferns

Total 410

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Western Fir	1.75 m H
<i>Acer palmatum 'Nipponense'</i>	Red Leaf Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	2.5 m H
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal / 810 pot
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal
<i>Acer palmatum 'dissectum'</i>	Witchhazel Japanese Maple	40m cal

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

1745 Rockland Redevelopment - Landscape Concept Plan



LADR

Landscaping & Design

Project No: 1529 Nov-13-13

30-495 Dupont Rd, Victoria B.C. V8T 1B8
Phone: (250) 588-3155 Fax: (250) 412-0096

rev1: Mar 16, 2017
- submitted to City of Victoria
rev2: Jan 20, 2017
- submitted to City of Victoria
rev3: Dec 22, 2016
- submitted to City of Victoria
rev4: Sep 13, 2016
- submitted to City of Victoria

23 March 2017

Mayor and Council

CITY OF VICTORIA

1 Centennial Square

Victoria BC V8W 1P6



101 1831 Oak Bay Avenue
Victoria BC V8R - 1C3

phone 250 . 592 . 9198
fax 250 . 592 . 9178

RE: **Rockland Avenue Residences**
1745 Rockland Avenue, Victoria BC

Rezoning Application #00536

Development Permit Application #000485

Attention Mayor and Council c/o Johnston, Area Planner

Please find enclosed a new rezoning application for 1745 Rockland Avenue. This will be a familiar project to Mayor and Council, and the City's Planning Department.

In December 2013 a submission was made on behalf of the developer appointed by the owners to spearhead the final phase of the protection of the Heritage Designated residence at 1745 Rockland Road. Earlier, the owners had asked for, and had been granted, a Heritage Designation for their family owned home. The last phase of the family plan was the severance of the family's recreational lands (tennis court) to permit those lands to be redeveloped, and to leave the heritage home on a fee simple independent lot surrounding by its own undisturbed grounds.

Project History

The initial submission of December 2013 was previewed by some councillors, the heritage planner at that time, and the neighbourhood alike. Initially this project direction of three buildings, each with two residential units, appeared supported in general by during those initial commentary sessions. However, over the passage of time each party's initial opinions evolved as implications and data points became tallied, and concerns mounted. The three building / six dwelling solution was eventually retired in favour of evolution. A five unit solution was prepared for review and resulted in a submission that still yielded sufficient similar concerns that this too was not advanced further. A four unit submission, that is four single family strata units as a part of a building strata, had lowered the density of built volume sufficient for a more dramatic change.

This positive change was a reduction in built volume sufficient to permit new road locations, the development of an interior facing composition, and an increasing number of data points that were pointing towards an acceptable outcome with wide support. The neighbours however, in sufficient numbers, stated a concern over the density of this four dwelling proposal. As had been stated earlier by the Rockland Residents Association, and at the public hearing repeated by the neighbours, it was an issue of density only. The new roads, the interior composition of entries, the architectural style and palette were all well received. It was the condition that four units were being proposed that was of great objection to the direct neighbours and the neighbourhood association.

As this concern occurred in a public hearing and council voted to respect those neighbour's concerns, this concluded that rezoning application. It did however, unequivocally define that which would be acceptable to the neighbours directly surrounding these grounds, and the neighbourhood association with its larger neighbourhood wide perspective. Both Parties had stated at the podium that a 3 unit submission would be acceptable.

As the Public Hearing concluded that rezoning application, the enclosed submission is, accordingly, a new application. The project team reviewed all commentary received since its inception on site development, internal road location preferences, architectural style, colours, materials, roof lines, and landscaping. This submission for 3 single family dwellings in a building strata is the result.

New presentations were made to the Advisory Planning Commission, the neighbourhood association, and the City of Victoria undertook an inter-department review, as required by a new application. Revisions from all commentary received are enclosed in this Submission.

Project Description

The proposal places the Heritage Designated Home, a single family dwelling, on a fee simple Parcel Remainder, conforming to R1-A lot of 1815.5m² (excludes road dedication area). The new lot hosting the proposed project, measures 2722.4m² (excludes lane and road dedication areas). The new proposal is for 3 single family dwellings as strata units in a building strata.

The lot area provides 907.47m² of lot area per dwelling (excludes lane and road dedication areas). For interest, the density actually proposed now over the total former lot area results in 1237.7m² per dwelling, comfortably above standards for density, and expectations of density, within the neighborhood, and above minimums defined for new Panhandle lots.

Although R1-A lots permit a site coverage of 40%, when new panhandle lots are created this site coverage is reduced to 25%, and this new project conforms with this requirement.

Although R1-A lots permit building heights of 7.5m for single family dwelling forms, this is reduced to 5.0m when new panhandle lots are created and this proposal conforms with this requirement.

Similarly, the height restrictions on panhandle lots reduce the permitted number of stories to a single storey, and these proposed dwellings conform to this requirement.

The setbacks defined for new panhandle lots are based not on typical setbacks from streets, rear yards, or side yards, but are restated to suit the internal nature of panhandle lots. That is, that a panhandle lot is likely removed from direct view from the street, and the concern moves towards appropriate setback distances equally from all surrounding neighbour's property boundaries. The Schedule H regulations state a min setback of 4.0m from all property boundaries and increases that further to 7.5m for windows into habitable rooms. The dwellings proposed conform to these requirements.

Additionally, in previous proposals 5.0m setbacks were demonstrated along boundaries with 940 and 930 Richmond Road. This is being honoured in this new project form. In previous proposals a 5.0m setback was also demonstrated along boundaries with 1740 Lyman Duff Lane. This too is being honored in this new proposal.

The single family homes presented herein, demonstrate the same concern over materials and colours, style and texture added to the local community. The homes are a blend of contemporary styling with traditional quality materials such as real stone, and real wood siding where demonstrated. In features such as lighting and hardware, too small in scale to communicate in this drawing package form, but of interest to the neighbours and neighbourhood association alike, the materials are high quality traditional materials in contemporary forms.

These single family forms are articulated horizontally to divide their wall faces but also vertically. Articulating their silhouette. That building profile viewed by neighbours. In response to the neighbourhood's traditional sloped roof forms, the proposal has ensured that one dwelling provides this sloped roof character to, and combined with materials, colours and texture, tie all buildings into the neighbourhood context.

These single storey dwellings have also been placed in a manner following the natural land contours and avoid the taller building form, those shadows that would result, and their potential to obscure the view corridors through tree canopies towards the sky. One can clearly see in the project section the very nature of honouring the slope of the land, the placement of these single family forms do not provide an obscuring form in anyway. Permitting the existing neighbours and the potential new neighbours alike to all enjoy the various mature tree forms and sky view corridors that exist throughout this community.

Summary of Response to Commentary
(all commentary as of March 9, 2017).

One item of significant note is a site coverage calculation stated as 25.06% on original submission. Several discrete revisions were undertaken, reducing home plans subtly in both directions until the site coverage calculation fell below that defined maximum area. 24.97% is now stated on the project data sheet and conforms with a max permitted area of 25% as stated in the bylaw.

Additional Commentary

Development Services Division Comments:

In response to commentary received, as agreed with property owner / developer:

- Reduction of the prominence of the garages for Unit 1 by making the front entrance more prominent.
- Variation in the exterior design and finishes of Unit 1 to add diversity within the proposal.
- Clarification in graphics to ensure that crawl spaces are indeed reduced height spaces outside of occupiable areas.
- Labelling of the landscape plan with respect to materials for the hard surfaces and coordinated with Architectural drawings.

Engineering and Public Works Department Comments:

- No objections to proposal.

Parks Division Comments:

- Tree Preservation Plan by LADR dated March 16, 2017 is updated and enclosed.
- Label the landscape plan with respect to materials for the hard surfaces.

Permits and Inspections Division Comments:

- Glazed openings between SL1 / SL2 have been reduced for Code conformance without design impact.

Fire Department Comments:

- Fire Department access, as permitted by previous review commentary from the Fire Department is suitable access to sprinklered single family homes. This is a confirmation that each home proposed will be serviced with fire defense sprinkler system conforming to residential requirements of the British Columbia Building Code.

Submissions

The following number of plans, as required for a resubmission, are enclosed:

- 1 bubbled sets 8 1/2" x 11", 1 bubbled set 11" x 17", 5 sets full size (minimum 24" x 36") – bubbled
 - 1 set full size (minimum 24" x 36") – not bubbled. 1 set 11" x 17" – not bubbled, 1 set 8 1/2" x 11" – not bubbled
- Digital Submissions of all revised materials in PDF format

Regards,

Peter Hardcastle
Hillel Architecture Inc.



ROCKLAND NEIGHBOURHOOD ASSOCIATION

November 14, 2016

Mayor and Council
caluc@victoria.ca

Re: 1745 Rockland Rezoning

The community meeting for the proposed rezoning of 1745 Rockland went ahead on November 3, 2016. With the revised preliminary plans presented for three single-storey dwellings, most of the previous concerns of overbuilding and excessive height appear to have been addressed.

There was general appreciation that the proponent and architect had listened to the neighbours and council, and brought forward a proposal that addressed the neighbours' concerns.

The remaining concerns are basic and should be easily addressed.

Perhaps the largest concern expressed by those attending is the issue of blasting. The proponent had the blasters present to answer questions; however, the ongoing concerns around blasting and regulation/non-regulation should be noted by council. In Rockland alone, we have three rezonings likely to require minor to significant blasting, but the City of Victoria blasting bylaw provides no oversight, leaving residents on their own when trying to deal with neighbourhood blasting.

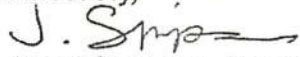
The second issue about which the neighbours expressed concern is the future status of the access off of Richmond Avenue to 1737 Rockland in the event of a possible rezoning of that property. It is important that it be made clear in the site-specific zone that the driveway never provide access to other than the three proposed dwellings. This panhandle access passes within feet of the homes on either side, and further traffic increases would be untenable. The proponent offered to include language in the proposal to the effect that no such access was contemplated.

Finally, landscaping and the privacy of abutting neighbours was addressed. The proponent expressed his understanding that high quality plantings are

necessary from both the new residents' and the neighbours' perspectives and assured the meeting that he would undertake ongoing discussions to facilitate the neighbours' requirements and, if required, submit written understandings to Planning in due course.

This community meeting shows that a positive outcome can be effected when neighbours are informed and Council is willing to send a rezoning proposal back for revision. The RNA LUC is comfortable in saying that this is a good outcome for the neighbourhood.

Sincerely,



Janet Simpson, President

Rockland Neighbourhood Association

cc Conrad Nyren, Parry Street Developments Ltd.

Alec Johnston, Senior Planner, City of Victoria.

NOTES FROM 4th CALUC MEETING TO DISCUSS 1745 ROCKLAND AVENUE

7:00 pm, 3rd November, 2016, Fairfield Community Centre

Present: RNA Board: Janet Simpson, Bob June, Aimée Botje, David McWalter, Vanessa Dingley

Developer: Conrad Nyren Architect: Peter Hardcastle

Blasting and Construction: Neal Smith (HHS Drilling and Blasting) and Darrell (Homewood Constructors)

Local residents: Nine

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. Most of those present had attended the previous CALUC meetings to discuss the earlier proposals for this property. He reminded people that the notes taken at the meeting are submitted to the City Council with a cover letter from the Rockland Neighbourhood Association. When asked whether the notes could be circulated, he replied that there was insufficient time for this; but the RNA's cover letter will be posted on our website. The proposal will go from the City Planning Department to the Council (the Committee of the Whole), and there will a further opportunity for public comments when it goes to a Public Hearing at the final Council meeting. The developer has the opportunity to respond to comments if he wishes to do so.

Conrad Nyren (developer) said that he had met many members of the audience in earlier discussions. He introduced Neal Smith, from HHS Drilling and Blasting, and Darrell (last name?) of Homewood Constructors. He said that an earlier proposal for four units had been rejected. Since then there has been considerable consultation with the neighbours around the property in drawing up the most recent proposal. The current proposal has three homes, which are separate buildings, and it now conforms to R1-A and Schedule H (panhandle) requirements. The site coverage is 25%, i.e. within the requirements. The landscaping is similar to that in the previous proposal, although changed slightly to make it appropriate for the three homes (instead of four).

Peter Hardcastle, architect for the project, explained that the proposals, when approved, will be like a contract, and further changes cannot be made without a 'development variance permit', which would trigger another meeting. He explained that while the current proposal meets all the R1-A and Schedule H requirements, the re-zoning was made necessary by having three *detached* units. This will be a site-specific zone. The maximum height of the homes will not go above 5m. from the existing natural grade (the max. allowable), and in fact the houses are nestled into the landscape so as to minimize their impact as much as possible. Peter noted that the landscape plan will be just as binding as the building plan unless changes are very minor.

Neal Smith said that the site is reasonably level, though there are some rock outcrops. His company will obtain a blasting permit from the City of Victoria, and it will do a 'pre-blast survey' on all buildings within 200 ft. of the blasting, so that any changes after the blasting can be clearly shown. He said that it is very unusual for any damage to occur, but his company's insurance would cover any damage. He explained that they use the most up-to-date blasting methods, which are much safer than older methods. They will only blast where it is needed, but they can't identify that until they are able to see under any materials covering the rock.

QUESTIONS/COMMENTS/ANSWERS:

Susan Wynne-Hughes (926 Richmond)

Hilary Lazaruk (no address given)

Q: What about blasting damage to trees?

A: The Parks Department marks a "no go" zone around the trees. It's extremely rare that they get damaged, and we use a different type of blasting near the trees so as not to damage them. We probably won't need to blast near the driveway.

Janet Simpson (RNA: 1336 Richardson Street)

Q: We are often told that there will be no damage from blasting, but there was damage from the blasting on Royal Terrace, so how can we be sure that it won't happen again?

A: Neal: We are very careful and use the most appropriate techniques. Unfortunately not all the blasting companies do the same.

Janet Simpson (RNA: 1336 Richardson Street)

Q: What about drainage? The tennis court caused some problems for the three homes on Richmond below it.

Reed Priddy (1723 Green Oaks Terrace)

Q: The drainage problems are not necessarily run-off problems, but changes in the rock can cause problems.

A: The three new homes will enable much better drainage than the previous layout. New perimeter drains will improve the situation, so there should be a net gain in drainage capacity. Most of the rock will be untouched, and the minimum amount will be blasted.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Will the pre-blasting survey be done inside and outside the buildings?

A: Yes, inside and out. We will photograph all pre-existing problems. The blasts will be small and will be done very carefully.

Ross Crockford (942 Richmond Avenue)

Q: I live in the condo building next to Unit 2 – will this be included in the pre-blasting survey?

A: Anything within 200 ft. will be included.

Aimée Botje (1759 Rockland Avenue, #7)

Q: Will the survey cover rock walls?

A: Yes

Janet Simpson (RNA: 1336 Richardson Street)

Q: Will the trees still have access to sufficient water?

A: The whole area will be irrigated, and the soil around the trees will not be disturbed. Perimeter drains only remove *excess* water, and do not affect the ground water level.

Vince Bennett (1740 Lyman Duff Lane)

Q: Is the street drainage sufficient for the three additional houses?

A: Yes, Richmond Avenue has plenty of drainage capacity.

Hilary Lazaruk (no address given)

Q: What is the time frame for the development?

A: Conrad said that he hoped the work would be done in 10 months, but others thought it would take longer than this – perhaps 14 months. The schedule and expenses are tightly controlled.

Peter Stringer (no address given)

Q: What is the timeline for the subdivision into two lots?

A: We already have approval for the subdivision of the whole site into two lots: the existing house is a fee simple lot; the fact that it has a Heritage designation means that there are limits on what changes can be made to it. We have received some interest in its purchase.

Ross Crockford (942 Richmond Avenue)

Q: What about parking – how much will there be?

A: Although only one parking space per unit is required, the three units will each have a 2-car garage. (The earlier plan had more parking because of the guest parking provided.)

Vince Bennett (1740 Lyman Duff Lane)

Q: What about external lighting?

A: We don't have details yet, but it will be controlled "down-lighting". We need to make it a safe walking area, but there will definitely be no standard lamp posts.

Hilary Lazaruk (no address given)

Q: Will it be a gated community?

A: There are no plans for a gate at present. (People may want to keep deer out, but they can jump over 7ft.) This is not planned as a gated area.

Sue Wynne Hughes (926 Richmond)

Q: What type of fencing will there be?

A: The fencing will be very high-quality, custom-made fencing. The houses will sell for approx. \$1.8m to \$2m, so everything will be of very good quality.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Is there any possibility that the access road might be taken through Earl Large's property?

A: This is not part of the plan, and Peter Hardcastle said he hadn't considered it. The City would have to give permission to allow this.

Vince Bennett (1740 Lyman Duff Lane)

Q: Would it be possible to have a covenant to prevent this from happening?

A: We would be willing to consider it, but the City might have an issue with it. In any case, there is a very low probability of its arising.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: We really want to prevent this (a through road) from happening.

A: (Peter Hardcastle) We will submit a written proposal with the planning application, and we could include the following statement: "There is no intention for the (access) road to go through Mr. Large's property." This would put everyone on notice that we do not want this to happen, and it would be on the record.

Vince Bennett (1740 Lyman Duff Lane)

Q: Will there be natural gas?

A: Yes

Sue Wynne Hughes (926 Richmond)

Q: Can there be some negotiation on the landscape plan? I would like to discuss some of the trees on the border.

A: When the landscaping is going to be done, you will be notified. But there can be negotiated changes, and the City staff can deal with this – all they want to see to approve it would be letters showing that *both* sides are in agreement. The landscape plans show existing planting and new planting. Conrad noted that there will be 12 ft coniferous trees to provide a good screen between the new homes and the existing ones. The new owners will want privacy as much as the existing owners do.

Adjournment: 8:55 pm

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

- ☒ I have had an opportunity to review the required plans and proposal for 1745 Rockland
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal have been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☒ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 3 Nov. 2016

Address if owner(s): 7-1759 ROCKLAND AVE

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 3/11/2012

Address if owner(s): 926 RICHMOND AVE VICTORIA

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

N/A ☐ The proposed landscaping for our common property line is acceptable to me.

☒ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Struener Date: Nov. 4/2016

Address if owner(s): 1643 ST. FRANCIS WOOD

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.



Talbot Mackenzie & Associates

Consulting Arborists

January 26, 2017

Parry Street Developments
c/o Homewood Constructors
160 - 4396 West Saanich Road
Victoria, BC V8Z 3E9

Attention: Conrad Nyren

Re: Arborist Report for 1745 Rockland Avenue

Assignment: Prepare a tree retention report to be used during the construction of the proposed townhouse development located at 1745 Rockland Avenue. The subject property is composed of a parcel that fronts Rockland Avenue with the proposed townhouse site located on the eastern portion of the property and having a driveway access to Richmond Avenue.

Methodology: For the purpose of this report, we reviewed the site plan outlining the building footprints, driveway and parking areas and the location of the service corridor. During our January 18, 2017 site visit, we examined and updated the tree information that was originally documented by us on September 03, 2013. The resource of trees that was compiled is located within the boundaries of the subject property, and on the boundaries of the neighbouring properties where they could potentially be impacted. The trees are identified by number on the site plan and in the field with a numbered metal tag. The information that was compiled including the tree number, the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Tree Resource: The tree resource on the property is composed of a mixture of native and exotic tree species. There are only three (3) bylaw-protected trees located within the boundaries of the subject property.

Garry oaks #42 and #70, and Big Leaf maple #76

There are also three (3) bylaw-protected trees located on the neighbouring properties or on the property boundaries where they could potentially be impacted.

Dogwood #51, Garry oak #55, and Douglas-fir #60

Most of the trees are reasonably healthy and have structural characteristics that indicate that they are worthy of retention. The remainder of the trees are exotic species not protected by size or by species under the Municipal Tree Protection bylaw.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

..../2

As noted in our Tree Resource Spreadsheet, there is one elm tree located on the neighbouring property at 1737 Rockland Avenue that will not be impacted by the proposed development, but has a large broken scaffold limb hung up in its canopy that could strike the subject property when it fails. The property owner should be informed of the potential risk posed.

Potential impacts: Following our inspection of the tree resource and review of the plans that were supplied, we anticipate that the highest onsite impacts may occur during:

- Excavation for the proposed driveway footprint and parking areas.
- Excavation for the proposed building footprint.
- Excavation for the service corridors.

To facilitate the construction required for this project, it will not be necessary to remove any of the bylaw-protected trees; however, Big Leaf maple #76 is located where it could be impacted by the proposed driveway, and where its isolation from the construction impacts could be difficult. It will also be necessary to remove all of the non bylaw-protected trees located within the footprints of these features, as shown on the site plan.

The exotic tree species along the property boundaries are located where isolation from most of the construction impacts should be possible and accordingly they can be retained, if desired. It may be necessary to remove the pyramidal cedar hedge along the southern property boundary, but its function in the landscape can be easily duplicated by the installation of large nursery stock.

Mitigation of impacts

We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

Barrier fencing: Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones as defined in our Tree Resource Spreadsheet. Where the building or driveway footprint and other features encroach within the critical root zone area, the fencing should be erected 1 metre off the edge of building footprint and 0.5 metre off the edge of the driveway footprint, or where determined by the project arborist.

The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity.

The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

Building footprint: It is our opinion that the building footprints are located where the excavation required will not have a detrimental impact on the large Douglas-fir #60 and Garry oaks #42 and #70.

The plans show decks and other features that encroach within the critical root zone areas of these three bylaw-protected trees. It is our understanding that these are wooden decks that will be constructed at an elevation that is above the existing site grade. It may not be possible to excavate to a depth of load bearing soils in this location without disturbing the critical root structures. The project arborist must review the details for these features to determine that they can be constructed and installed without impacting the root zones of these bylaw-protected trees. Any excavation within the defined critical root zone areas must be supervised by the project arborist.

Driveway: The driveway is located where there is a potential to impact the bylaw-protected trees on the neighbouring properties, including dogwood #51, Garry oak #55 and Big Leaf maple #76 on the subject property.

The canopies of the oak, cypress and dogwood trees extend over the footprint for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. The location of the driveway outlined in the preliminary plans would have resulted in the removal of one of the large stems. During a subsequent review of the driveway with the architect and landscape architect, it was determined that the driveway footprint can be adjusted so that this large stem can be retained and protected. The project arborist must direct all the pruning work required for clearance above and along the driveway footprint.

The footprint for the driveway also encroaches within the root zones of the trees that are located on either side of this footprint. A rock outcrop is located at the base of oak #55 that has diverted and limited the spread of roots from this tree into the footprint. Careful removal of this rock outcrop, if required, will be necessary to avoid damaging the roots that will be growing along the soil rock interface. Retaining a strip of rock between the driveway edge and the tree is recommended to protect these critical root structures.

The plans call for permeable paving to be installed in the locations where the driveway encroaches into the root zones of the adjacent trees. It appears that the driveway corridor has been disturbed historically during the installation of a storm water main along this corridor. It is likely that there was root disturbance and root loss resulting from this installation. There is also likely to be additional disturbance along this corridor to install an underground hydro service.

The project arborist must supervise the excavation for the driveway footprint and determine where permeable surfacing is required, and what grades must be maintained to bridge any critical root structures that are located beneath the driveway footprint (we have attached typical floating driveway specification that could be adapted for your use). The end of the driveway and parking stall may encroach within the root zone of Douglas-fir #60. The project arborist must supervise the excavation within the critical root zone of this tree. If root structures are encountered the driveway must be floated over these structures and permeable surfacing material must be used.

The grades surrounding Big Leaf maple #76 may make it difficult to locate and construct the entrance driveway without significantly impacting this tree. Retention of the bank at the driveway edge may be required to compensate for the grade change in this location. If it is determined that this tree can be retained, the project arborist should review the location of and requirements for the bank retention, and determine how best to construct this feature while protecting and retaining any critical root structures in this location.

Blasting/rock removal: Bedrock will be encountered within the driveway footprint and the service corridor, and may also be located within the building footprint. Where blasting is required to level rock areas, it must be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and driveway footprints and the service corridors. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

Servicing: An existing service corridor runs the length of the driveway access. An increase in the width of this corridor will be required to accommodate additional underground services. We anticipate that locating these services on the north side of the existing storm water service may result in the least impact on the adjacent trees. The project arborist must supervise the excavation required to install these services. If any flexibility as to the location of these services is possible, the most suitable locations can be determined at the time of excavation. The arborist may determine that the use of hand digging and/or airspade excavation or the use of hydro excavation may be required where these services encroach within the root zones of the bylaw-protected trees.

Offsite work: The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. This offsite work will not impact any of the bylaw-protected trees but could impact trees on the municipal frontages of the adjacent properties.

Pruning: The canopies of the trees on the adjacent properties extend over the property line and into the proposed driveway access of the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint, and all pruning required must be completed by an ISA Certified arborist.

All the bylaw protected trees are located where there is unlikely to be any further pruning required to attain clearances from the buildings that are constructed on this site. Cyclical pruning will be required in future years to maintain adequate clearance above the driveway.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building footprint, driveway footprint, and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

Review and site meeting: Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Summary: It is our opinion that there is a high probability that the bylaw-protected trees that are designated for retention can be successfully protected and retained if the precautions and procedures that are outlined in this report are followed and implemented during the construction phase.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosure: Tree Resource Spreadsheet, Floating driveway specifications and diagram, Barrier fencing diagram, reviewed plans.

cc: Bev Windjack, LADR Landscape Architects Ltd:

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

PRZ – **protected root zone** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.

TREE RESOURCE
for
1745 Rockland Avenue

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
51	67	12.0	6.0	Dogwood	18.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Anthracnose infection on foliage. Some weakness and included bark present at the stem unions. We anticipate that the removal of two 15 cm diameter lateral limbs from a 50 cm scaffold limb that extends over the property boundary will be required for clearance above the driveway. Bylaw-protected.
52	21	n/a	2.0	Leyland cypress	6.0	good	good	moderate	Young tree. May be located on the neighbouring property at 926 Richmond Avenue. Pruning of side limbs for clearance will be required if retained. Not bylaw-protected
53	38	n/a	4.0	Flowering cherry	8.0	fair/poor	fair	moderate	May be located on the neighbouring property at 926 Richmond Avenue. Indicators of Bacterial canker infection and Cherry Bark Tortrix infestation. Some side pruning of limbs for clearance will be required. Not bylaw-protected
55	42/46/ 63	21.0	8.0	Garry oak	17.0	fair	fair	good	May be located on the neighbouring property at 926 Richmond Avenue. 42 cm stem is weakly attached to the main trunk. Pruning to raise canopy over the proposed driveway or removal of one of the large stems may be required for driveway clearance. Bylaw-protected.
56	multiple	n/a	1.0	Pyramid cedar (Thuja)	2.0	fair/good	fair/good	good	19 trees growing in a hedgerow. One tree dead and uprooted. One tree suppressed by adjacent variegated cedar. Not bylaw-protected
57	3 x 33	n/a	5.0	Variegated cedar (Thuja)	10.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
58	28	n/a	3.0	Yellow cedar (Chamaecyparis)	6.0	good	fair/poor	good	Split between main growth leader at midpoint in canopy height. Not bylaw-protected
59	22	n/a	3.0	Prune plum	6.0	fair	fair	moderate	Fruit tree. Some dead limbs in canopy. Not bylaw-protected

TREE RESOURCE
for
1745 Rockland Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
60	74	13.3	10.0	Douglas-fir	11.0	fair	fair	poor	Located on property boundary with 1737 Rockland Avenue. Some indicators of health stress, dead limbs, short annual shoot elongation. Surface roots lifting pavement. Ivy covering trunk. Bylaw-protected.
61	32	n/a	3.5	English Holly	6.0	good	fair	good	Topped historically. Ivy covering canopy. Not bylaw-protected
no tag	n/a	n/a	n/a	Elm	11.0	good	fair	moderate	Located on property boundary with 1737 Rockland Avenue. Grouping of large elm trees. Large scaffold limb failed and hung up in canopy. Poses risk to use of subject property.
70	70	12.6	7.0	Garry oak	12.0	fair	fair	good	Co-dominant stems removed historically. Decay visible in pruning wounds. Some health stress, seasonal infestation by Jumping oak Gall Wasp. Closer examination of structure recommended. Bylaw-protected.
42	72	13.0	7.0	Garry oak	15.0	good	fair/poor	good	Co-dominant stems and limbs removed historically. Decay visible in pruning wounds. Closer examination of structure recommended. Bylaw-protected.
62	37	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. No visible defects. Not bylaw-protected
63	42	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. May have been topped historically. Not bylaw-protected
64	11/14/ 17/27	n/a	4.5	Elm	8.0	good	fair/poor	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Possible weakness at stem unions. Not bylaw-protected

TREE RESOURCE
for
1745 Rockland Avenue

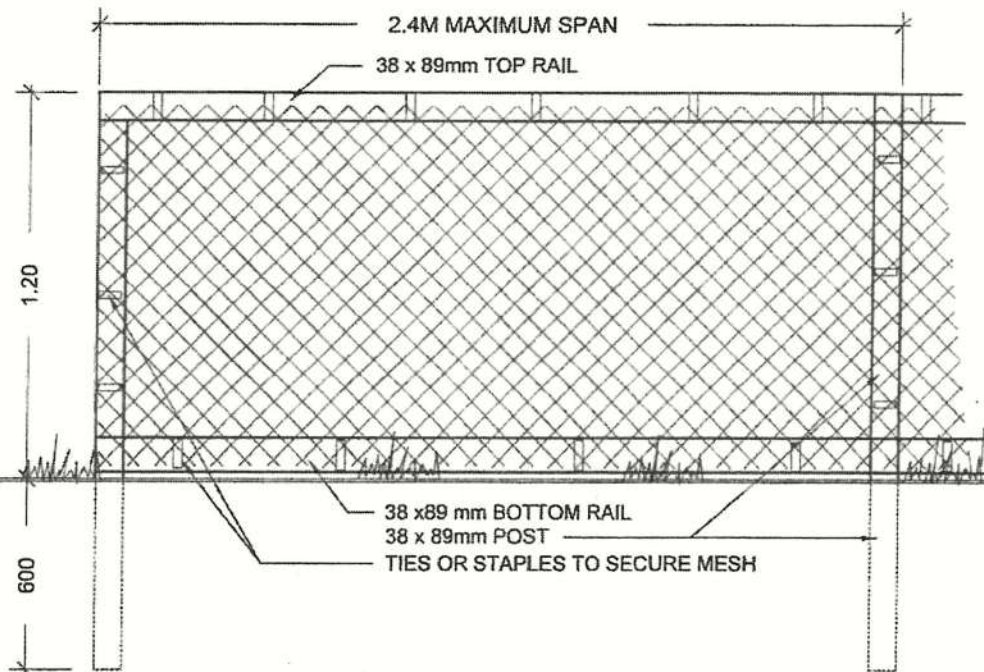
<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
65	2 x 35	n/a	6.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Not bylaw-protected
66	34	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
67	29	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
68	31	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
69	60	n/a	6.0	Weeping willow	10.0	fair	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Numerous dead stems. Infected with willow leaf and twig blight. Heavy canopy lean. Not bylaw-protected
71	32	n/a	3.5	Yellow cedar (Chamaecyparis)	6.0	good	good	good	Not bylaw-protected
72	1 x 12 4 x 9	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair/poor	good	Weakness at stem union. Some separation of stems. Not bylaw-protected
73	26	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Not bylaw-protected

TREE RESOURCE
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<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
74	20/20/ 31	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
75	19/24	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
76	21/28/ 34	11.4	6.5	Big Leaf maple	10.0	good	fair	good	Bylaw-protected.
77	15	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Canopy covered with Polygonum vine. Not bylaw-protected
78	12/15/ 15	n/a	3.5	Hawthorne	8.0	fair	fair	moderate	Multiple stemmed tree, suppressed in grove. Leaf shedding due to insect infestation and fungal infection of foliage. Not bylaw-protected
79	35	n/a	3.5	Apple	8.0	good	good	moderate	Fruit tree. Not bylaw-protected
80	23	n/a	3.0	Yellow cedar (Chamaecyparis)	4.0	good	good	good	Not bylaw-protected
81	2 x 30 1 x 5	n/a	5.0	Variegated cedar (Thuja)	7.0	good	fair	moderate	Some weakness at stem union. Not bylaw-protected
82	12\17	n/a	3.0	Yellow cedar (Chamaecyparis)	3.0	poor	poor	good	Declining tree, one dead stem and stress in remainder. Recommend removal. Not bylaw-protected

TREE RESOURCE
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<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
83	13/17	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair	good	Some weakness at union of main stems. Not bylaw-protected
84	13/17/32	n/a	4.5	Variegated cedar (Thuja)	9.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

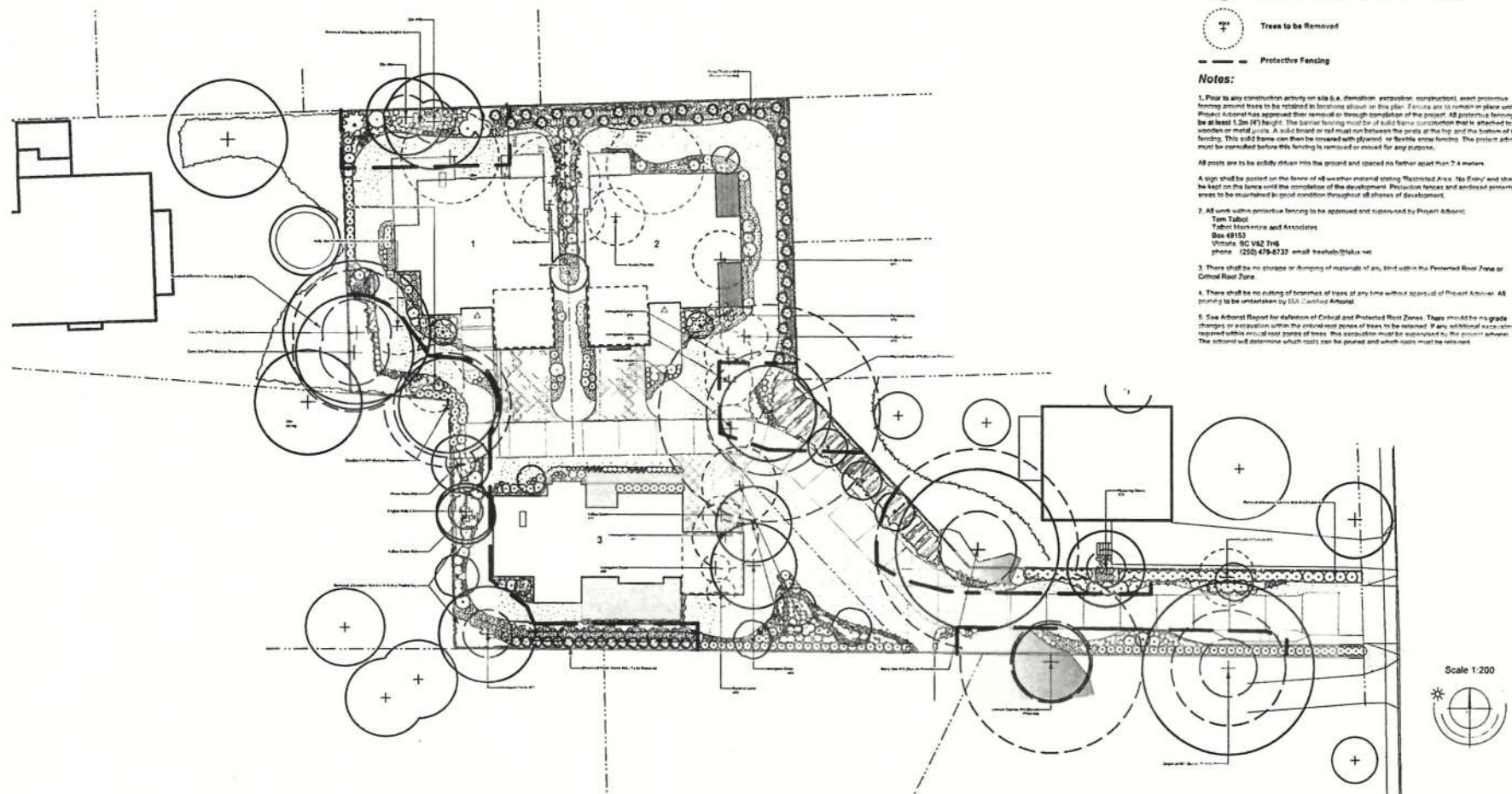
* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

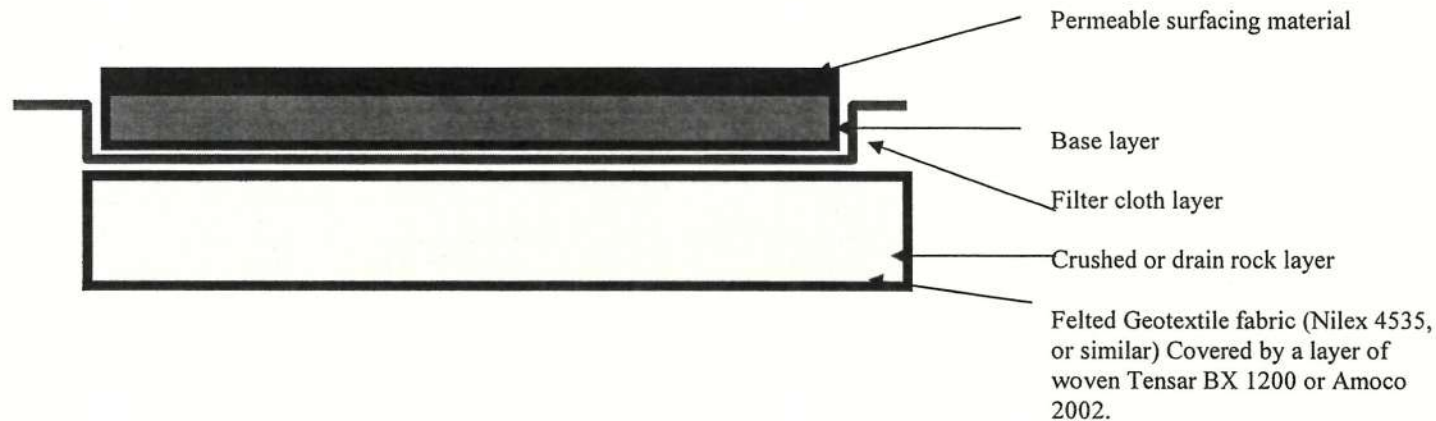
DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING



1745 Rockland Redevelopment - Tree Preservation Plan

Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



Specifications for Floating Driveway and Parking Areas

1. Excavation for sidewalk construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the driveway. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.